

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: July 28, 2005

TO: Planning Commission

FROM: Firouzeh Tirandazi, Development Project Manager

SUBJECT: FLORIDA TOWNHOMES TENTATIVE MAP, PROJECT NO. 43670,
SCHEDULED FOR AUGUST 4, 2005, PLANNING COMMISSION

The Florida Townhomes Tentative Map project was originally scheduled for the Planning Commission docket of July 21, 2005. The applicant was not present at the hearing to respond to questions. Therefore, a continuance to the new docket date of August 4, 2005, was requested by the Planning Commission.

Firouzeh Tirandazi
Development Project Manager

DATE ISSUED: July 14, 2005 **REPORT NO.** PC-05-225

ATTENTION: Planning Commission, Agenda of July 21, 2005

SUBJECT: FLORIDA TOWNHOMES TENTATIVE MAP - PROJECT NO. 43670
PROCESS FOUR

OWNER/ Jeffrey T. Ralston (Attachment 8)
APPLICANT: David Yeh (Landmark Consulting)

SUMMARY

Issue(s) – Should the Planning Commission approve a Tentative Map for the conversion of sixteen (16) existing residential units into condominiums and waive the requirement to underground existing overhead utilities at 4525 Florida Street, within the Greater North Park Community Plan area?

Staff Recommendation:

1. **Approve** Tentative Map No. 128200; and
2. **Approve** waiver to the requirement for the undergrounding of the existing overhead utilities.

Community Planning Group Recommendation - On January 18, 2005, the Greater North Park Community Planning Committee considered the project and voted 13-0-0 to recommend approval of the Tentative Map with recommendations, which are discussed in the report (Attachment 7).

Environmental Review – This project is exempt from environmental review pursuant to Article 19, Section 15301(k), Existing Facilities, of the California Environmental Quality Act (CEQA).

Fiscal Impact – None with this action. All costs associated with the processing of this

project are paid by the applicant.

Code Enforcement Impact – None with this action.

Housing Impact Statement – With the proposed conversion of sixteen existing apartments to condominiums, there would be a loss of sixteen rental units and a gain of sixteen for-sale units. This condominium conversion project was deemed complete on September 13, 2004, and is therefore subject to the new regulations regarding inclusionary housing and tenant relocation assistance.

BACKGROUND

The 0.26-acre site is located at 4525 Florida Street between Monroe and Madison Avenues in the MR-2500 Zone of the Mid-City Communities Planned District, and within the Greater North Park Community Plan Area (Attachment 3). The site is presently developed with a 2-story building consisting of 4 studio, 8 one-bedroom, and 4 two-bedroom residential units. The development also provides a total of 16 off-street parking spaces, with eight spaces accessed from the alley and eight spaces accessed from Florida Street. Surrounding land use consists of multi-unit residential development.

The site is currently zoned MR-2500 and is within the Mid-City Communities Planned District, which was established over the area in November 1987. The site is also within the Transit Area Overlay Zone established in October 1992. The sixteen unit residential project was constructed in 1969. At that time the site was zoned R-4, which permitted up to a maximum of 28 units on the approximately 11,326 square-foot site, and required a total of 16 parking spaces based on the requirement of 1 parking space per residential unit. The development complied with the zoning and development regulations in effect at the time of construction and no Building or Zoning Code violations have been recorded against the property.

The project does meet the current density requirement of the MR-2500 zone, which allows 1 unit per 2,500 square feet of lot area or a total of 5 units on the subject site. The project does not meet the current parking requirement of 22 parking spaces for the sixteen-unit development. However, the project has previously conforming rights to be maintained as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code.

DISCUSSION

PROJECT DESCRIPTION:

The project proposes a Tentative Map for the subdivision of a 0.26-acre site to consolidate 3 lots into one lot and for the conversion of sixteen multi-family dwelling units into condominiums (Attachment 5). The applicant is also requesting that the requirement for the undergrounding of the existing overhead utilities be waived.

Section 125.0410 of the San Diego Municipal Code (SDMC) requires that a Tentative Map be processed for the subdivision of land. According to SDMC Sections 125.0440 and 125.0444, *Findings for Tentative Maps and for Condominium Conversions*, the decisionmaker may approve a Tentative Map for the purposes of the conversion of residential property into a condominium project if the decisionmaker finds that the proposed conversion complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed condominium conversion and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

Undergrounding Waiver Request

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined the undergrounding waiver request qualifies under the guidelines of Council Policy 600-25, *Underground Conversion of Utility Lines at the Developer's Expense*, in that the conversion involves a short span of overhead facility (less than 600 feet in length). The applicant would be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 4 of the draft Tentative Map resolution (Attachment 6).

The neighborhood currently contains power poles and overhead utility lines within the west side of the alley right of way and the east side of Florida Street right of way. The closest power pole is located at the northwest corner of the project site within the alley right of way, which is used to serve the project site. The closest pole to the project site within the Florida Street right of way is located approximately 25 feet south of the project site. The City's Undergrounding Master Plan for Fiscal Year 2004 designates the site within Block 3-X. Undergrounding in this area is scheduled for funding in Fiscal Year 2009 (Attachment 10).

COMMUNITY PLANNING GROUP RECOMMENDATION:

The Greater North Park Community Planning Committee considered the project on January 18, 2005 and voted 13-0-0 on the consent agenda to recommend approval with the following recommendations:

1. *Maximize parking.* The applicant would maintain the sixteen existing parking spaces, which were required at the time of construction.
2. *Maximize landscaping.* The applicant would maintain the existing landscaping. The subject Tentative Map application is not subject to current landscape requirements.
3. *Right of first refusal.* This is a standard condominium conversion tentative map condition. Please see Condition No. 8 of the Resolution (Attachment 6).

4. *Save historic sidewalk stamps and scoring.* This is an existing requirement of the municipal code.
5. *Deny request to waive undergrounding utilities.* The applicant's request to waive the requirement to underground existing overhead utilities was reviewed by Engineering staff, who determined that the waiver request met the requirements of City Council Policy 600-25.
6. *Landscape a minimum of 11 feet adjacent to the front of the building to reduce existing parking depth by 6 feet to eliminate tandem parking.* The existing parking spaces are 24 feet deep and meet the minimum parking depth required by the Municipal Code. The applicant may voluntarily modify the parking configuration to address the Community Planning Committee's recommendation.

PROJECT RELATED ISSUES:

The requested conversion of these residential units to condominiums represents primarily a change in ownership.

All condominium conversion projects Deemed Complete on or after February 7, 2004 must conform with the new regulations regarding inclusionary housing and tenant relocation benefits adopted by the City Council on March 15, 2004. This proposed project was Deemed Complete on September 13, 2004, and is therefore subject to these new regulations. With their application submittal, the applicant has indicated their decision to pay the in-lieu fee to satisfy the subdivider pay an Inclusionary Affordable Housing In-Lieu Fee of \$16,415.00, based on a \$1.75 fee per residential square footage, pursuant to the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code), and demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5), to the satisfaction of the City Manager and the Housing Commission, prior to the recordation of the Final Map.

CONCLUSION:

Staff has reviewed the request for a Tentative Map for the conversion of sixteen residential units into condominiums and the request to waive the requirements of the undergrounding of existing overhead utilities, and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps and Council Policy 600-25 regulating undergrounding of existing overhead utilities. Staff believes the required findings can be supported and recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve Tentative Map No. 128200 with modifications.**

2. **Deny Tentative Map No. 128200 if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Jeffrey D. Strohminger
Assistant Deputy Director, Customer Support and
Information Division
Development Services Department

Firouzeh Tirandazi
Customer Support and
Information Division
Development Services Department

STROHMINGER/FZT

Attachments:

1. Aerial Photograph of Project Site
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative Map
6. Draft Map Conditions and Subdivision Resolution
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. City's Undergrounding Master Plan – Map 3X
11. Copy of Sample Notice to Tenants